

5/10/90

This Indenture, WITNESSETH, That the Grantor ... Edgar Scott and Margaret E. Arnold

of the City of Chicago County of Cook and State of Illinois 86245-156
for and in consideration of the sum of Seventeen thousand seven hundred seventy nine and 4/100 Dollars
in hand paid, CONVEY. AND WARRANT to GERALD E SIKORA

of the City of Chicago County of Cook and State of Illinois
and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein, the following described real estate, with the improvements thereon, including all heating, gas and plumbing apparatus and fixtures, and every thing appurtenant thereto, together with all rents, issues and profits of said premises, situated

in the City of Chicago County of Cook and State of Illinois, to-wit:
Lots 7 and 8 in block 5 in Ashland second addition to Chicago, a
subdivision of the west 1/2 of the northeast 1/4 of section 18,
Township 39 north, range 14, east of the third principal meridian.
P.I.N. 17-18-209-004 TP ALL
Commonly known as 1951 West Monroe, Chicago Illinois

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois
In Trust, never heless, for the purpose of securing performance of the covenants and agreements herein

Whereas, The Grantors Edgar Scott and Margaret E. Arnold

justly indebted upon one retail installment contract bearing even date herewith, providing for 84
installments of principal and interest in the amount of \$ 211.66 each until paid in full, payable to

Stone Construction Company and assigned to Lake View Bank

86245-156

The Grantors covenant and agree as follows: 1. To pay said indebtedness and the interest thereon hereon and if said notes provided or according to any
agreement extending time of payment 2. to pay prior to the first day of each month next all taxes and assessments against said premises and to demand and exhibit receipts therefor
within sixty days after destruction or damage to, or removal or failure to, or failure to restore or, the improvements on said premises that may have been destroyed or damaged 4. that while so said
premises shall be committed or suffered 5. to keep a fire insurance policy or policies on said premises in compliance with the terms of the first mortgage herein, who is hereby au-
thorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with the same attached payable first to the first Trustee or Mortgagee, and
second, to the Trustee herein as their interests may appear, which policy shall be left and remain in force until the said Mortgagee or Trustee or the indebtedness is fully paid 6. to pay
all prior assessments and the interest thereon, at the time or times when the same are levied, due and payable
In the event of failure to so insure, or pay taxes or assessments, or the prior indebtedness or the interest thereon, when due, the grantor in the holder of said indebtedness
may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax or interest affecting said premises, or pay such prior indebtedness and the interest
thereon from time to time, and all moneys so paid the grantor agree to repay, interest free, without demand and the same with interest in lieu from the date of payment at
seven per cent per annum, until he so much additional indebtedness incurred hereon
In the event of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all interest accrued shall, at the option of the
legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach, at seven per cent per annum, shall be recoverable by
foreclosure thereof, or by suit at law or both, the same as if a said indebtedness had then matured by express terms
It is Agreed by the grantor that all expenses and disbursements paid or incurred in behalf of said grantor in connection with the foregoing or hereon, including reasonable
expedient fees, outlays for documentary evidence, notary public's charges, cost of printing or comparing abstracts, and the whole title of said premises, including foreclosure, Deeds
shall be paid by the grantor, and the expenses and disbursements incurred in any suit or proceeding wherein the grantor or its holder or party to said indebtedness
is such, may be a party, shall also be paid by the grantor
All such expenses and disbursements shall, in addition, when upon said premises, shall be added as costs and included
in any decree that may be rendered in such foreclosure proceedings, which proceedings, whether decree of sale shall have been entered or not, shall be deemed to be a decree
herein given, until all such expenses and disbursements and the costs of such proceedings have been paid The grantor for said grantor, and its heirs, executors,
administrators and assigns of said grantor, waive all right to the possession of, and income from, said premises pending such foreclosure proceedings, and agree that upon
the filing of any bill to foreclose this Trust Deed, the court in which such bill is filed, may at once and without notice to the said grantor, or to any party claiming under said grant-
or, appoint a receiver to take possession of and charge of said premises with power to collect the rents, issues and profits of the said premises

In the Event of the death, removal or absence from said Cook County of the grantor, or of his refusal to act, then

Thomas F. Bussey

any like cause said first successor fail or refuse to act, the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be second successor in this
trust. And when in the aforesaid covenants and agreements are performed, the grantor or his successor in trust shall release said premises to the party entitled to receiving his
reasonable charges

Witness the hand and seal of the grantor, this day of A. D. 19

This instrument prepared by:
Aileen M. Rosen
6341 N. Pulaski
Chicago, IL 60646

Margaret E Scott (SEAL)
Margaret E Arnold (SEAL)
Edgar E Scott (SEAL)

11.00

86-245-156

UNOFFICIAL COPY

Box No. 146

# Trust Agreement

*Estate of Margaret Arnold*

145 W. Hubbard

Chicago, ILL 60612

TO

GERALD E. SKORA, Trustee

*Gerald E. Skora*

320 W. Adler  
Chicago, ILL 60657

THIS INSTRUMENT WAS PREPARED BY:

*Stone Productions*

634 W. Hubbard  
Chicago, ILL 60656

LAKE VIEW TRUST AND SAVINGS BANK  
3201 N. ASHLAND AVE., CHICAGO, IL 60657  
312/525-2180

Property of Cook County Clerk's Office

86245156

I, *ALLEN M. ROSEN*  
 a Notary Public in and for said County, in the State aforesaid, do hereby certify that *Margaret E. Arnold as joint tenant of*  
 personally known to me to be the same person whose name \_\_\_\_\_  
 instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument  
 as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the rights of homestead  
 (Seem under my hand and Notarial Seal, this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19\_\_\_\_)  
 \_\_\_\_\_  
 Notary Public

State of Illinois }  
County of Cook }